



## Where do I begin?

The Zoning Ordinance is the community's primary land use, design, and development document. The Zoning Ordinance includes both text and the city's official zoning maps. The zoning ordinance regulates the permitted land uses and development standards for all private properties within the city. The ordinance also defines the various public and administrative processes that are used in the implementation of the ordinance. Other development standards are included in the subdivision ordinance, landscape ordinance and the engineering design guidelines. The rezoning process amends the zoning maps. A text amendment amends the written ordinance that may change land uses or development standards.

Before any project is proposed the existing zoning district with its list of permitted uses and development standards should be determined. This will provide background for the next step in the process whether it is a conditional use, permit land use, or a land use, which will require a rezoning request. Any rezoning request must be consistent with the General Plan.



## What is zoning for?

Zoning is required by state law in Arizona. Zoning districts in Glendale have been established to implement the goals of the community as defined in the City of Glendale General Plan.




More information  
can be obtained by calling  
**(623) 930-2800**  
between 8 a.m. and 5 p.m.,  
Monday through Friday

Note: The information  
in the pamphlet summarizes  
portions of the Glendale  
Zoning Ordinance.  
Copies of the Zoning  
Ordinance are available  
for purchase at the  
Development Services Center  
or can be accessed at the  
city's web site at  
[www.glendaleaz.com](http://www.glendaleaz.com)

**City of Glendale  
Planning Department**  
5850 West Glendale Avenue  
Suite 212  
Glendale, Arizona 85301  
**(623) 930-2800**

**what you  
need to  
know about....**



## Glendale Zoning Ordinance





**For further information...**

call the  
**Development Services Center**  
at **(623) 930-2800**

## What is Zoning?

Zoning divides the city into different districts for the purposes of regulating how land is utilized. Individual zoning districts are generally designated for residential, commercial, industrial, and agricultural uses. The city of Glendale has a Zoning Ordinance that consists of two parts: the map and the text. The map illustrates, in detail, the boundaries of zoning districts for all property in the city. The text explains the rules that apply to each zoning district. The rules establish what uses are allowed in each zoning district and the standards that regulate building height, setbacks, lot size, and other requirements. The text also explains how the ordinance is administered and the procedures necessary to interpret the ordinance, change zoning districts, or to vary from the standards in the zoning ordinance.



## Zoning defines design standards

The zoning ordinance defines the physical character of the city by specifying building heights, architectural character, separation of land uses, and other design requirements that effect how new development looks.



## Zoning establishes predictability

The use regulations and design and development standards in the zoning ordinance provide neighborhoods and businesses with assurance of the land uses and scale of adjacent developments. City staff and developers also benefit by knowing the intensity of development in individual districts and by applying standards consistently.



## Zoning promotes compatibility between land uses

The zoning ordinance will establish standards for noise, building separation, lighting, glare, vibration, traffic, and other standards that promote compatibility between different land uses.



## Zoning regulates land uses

The zoning ordinance specifies what uses are permitted, what the standards for new development are, and what uses are not permitted in individual zoning districts.



## How can property be used?

In order to determine the potential uses for a given site, it must first be determined which “zoning district” applies to the site. Each zoning district has permitted uses, uses subject to conditions, uses subject to conditional use permits and uses not permitted. For example, in the R1-7 zoning district, single-family residences are permitted, day care centers and churches are permitted with a conditional use permit, and manufacturing facilities are not permitted.



## How to establish a permitted use

To establish permitted uses contact the Development Services Center at (623) 930-2800. The property address or assessor parcel number is required.



## How to request a zoning verification letter

A zoning verification form is available at the DSC counter or on the Planning Department’s Web site under forms.



## What if a use is not permitted?

If the use proposed is not permitted in the zoning district, it may be possible to apply for a zone change. The likelihood of successfully changing the zoning designation for a site varies greatly. The primary consideration is the General Plan and compatibility of the proposed change with surrounding uses. Zoning changes require a public hearing and the approval of the Planning Commission and City Council. The rezoning process can be discussed with a representative of the Planning Department.